

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

14<sup>TH</sup> DECEMBER 2016

### PRE-COMMITTEE AMENDMENT SHEET

#### PLANNING APPLICATIONS

**Circulation:**

**Item:** 4

**Application Reference:** S/2176/16/RM & 16/1488/REM

**Subject/Title:** Riverside Phase Trumpington Meadows Development Site  
Hauxton Road Cambridge Cambridgeshire

**Target Date:** 1 December 2016 extended to 21<sup>st</sup> December 2016

**To Note:**

**Representations Received:**

No further representations received.

**Amendments To Text:**

1. Amend Paragraph 2.1 titled The Proposal, page 13 of the agenda item 4.

## 2.0 THE PROPOSAL

2.1 Reserved matters permission is sought for the erection of 122 new dwellings (43 units within Cambridge City) and (79 units within South Cambridgeshire) with associated internal infrastructure, car parking, landscaping, amenity and public open space. Reserved matters approval is sought for access, appearance, landscaping, layout, and scale. The development provides 73 market dwellings and 49 affordable dwellings. This equates to 40% affordable housing for the Riverside Phase.

2. Amend Paragraph 8.48 titled External Lighting, page 31 of the agenda. Item 4.

### External Lighting

8.48 Condition (15) is recommended to agree the location of the street lights in relation to ensuring no adverse impact to trees and bedroom windows occurs.

3. Addition of Design Code Compliance Statement to Appendix 3. See attached PDF document.

4. Amend Condition 5, Paragraph 11 titled Recommendation to:

Prior to first occupation of the development, full details of the Local Area of Play (LAP) situated within Brooke Walk, including a delivery timetable shall be submitted to and approved in writing by the Local Planning Authority. Development shall be

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carried out in accordance with the approved details. (Reason: To ensure that a high quality design for this open space and appropriate facilities for children's play provision are provided in accordance with Policy 3/8 of the Cambridge Local Plan 2006).

**Pre-Committee Amendments**      None.  
**To Recommendation:**

**Decision:**    -

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# 9 Compliance Schedule

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Design Code Compliance

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# Compliance Schedule

Page	Subject		Action
<b>01 Introduction</b>			
pp 4	The vision	☒	The overall vision of the design code is to ensure that a cohesive, locally distinctive and high quality development is delivered at Trumpington Meadows. It is to create a vibrant and fully integrated new community with a strong sense of local identity. This can be achieved by creating pocket parks encouraging natural play and providing wildlife interest, prioritising pedestrian and cycle movements as well as green corridors through the development. This vision has been taken into account and the proposal has been designed in accordance with the Cambridge Council approved Parameter Plans and Design Code, November 2010, and how it satisfies the planning conditions, while differing from it in some respects.
pp 5	Key objectives	☒	The Design Code establishes 12 development objectives central to the vision. It is our aim that the Riverside should respond to these objectives. The aim is to produce a design that belongs to its context and to the community of people who live, work and visit there. It shows how the pedestrian and cycle movement have been made easy within the Riverside and delivers a balanced mix of social uses that will help foster a strong sense of community.
pp 6	What is unique about Trumpington Meadows	☒	The Design Code establishes the design principles that are mandatory but states that the master plan is illustrative. There are 13 design principles set as mandatory, one of which relates directly to the Riverside: Country Park (12) and the Green Corridors. The Country Park is intended to be a major new public park to provide informal recreation for existing and new residents at Trumpington. The proposed design takes the relationship between Urban Quarter, Riverside Quarter, the Green Corridors and the Country, Refer to Chapter 2, 3, 4, 5, 7 and 8 of the Compliance Statement for more detailed information.
pp 8	The site and context	☒	The Riverside application is part of different phases of Trumpington Meadows. As part of the wider development, it is ideally located to promote sustainable modes of travel as required by the Design Code
pp 10	The scheme and outline consent	☒	The site sits within the approved outline planning application for Gateway quarter character area (173601/107) and Riverside quarter character area (173601/107). It is located at the eastern edge of the granted outline planning consent of 60-hectares riverside country park.
pp 12	Country park	☒	The country park will be a major new public recreational resource serving Trumpington Meadows and the wider area The Design and Access Statement demonstrates how the proposal achieve seamless transition from the built form to countryside.
<b>02 The Code and how to use it</b>			
pp 17	Character areas	☒	The Riverside application sits within two character areas: Riverside Quarter and Gateway Quarter. It is limited at its northern edge by Village quarter. The proposal respects the transition between the other quarters. and Riverside quarter.
<b>03 Local character appraisal</b>			
pp 22	Overview of local character	☒	Trumpington being part of three distinct settlements, Cambridge city and Grantchester, which provide a rich and diverse range of characteristics. Trumpington today comprises two distinct areas; the historic core to the west that is designated as a conservation area, and more recent development in the eastern half of the village. A close examination of Trumpington vernacular – both traditional and contemporary – has underpinned the design. Refer to Chapter 5 in the Compliance Statement for more detailed information..
pp 40	Analysis that has informed the urban, riverside and gateway quarters	☒	A close examination of the analysis of key features has underpinned the design. As acknowledged by the Design Code for these character areas, the essential characteristics can be summarised by a grid layout, strong building lines and continuous frontage, strong avenues with formal tree planting, higher density and building height, colours and materials are often muted, strong townscape along main streets, contemporary / bespoke architecture that sits within traditional urban form /context and strong building line defines public spaces / squares. Our Design and Access Statement has considered these finding to generate the proposal. Refer to the Compliance Statement for more detailed information.
<b>04 Site wide coding</b>			
pp 54	Introduction and land uses	☒	The proposal follows all the related Conditions listed on page 54 of the Approved Design Code.
	Condition 5: Car parking	☒	The scheme provides surface parking at Front, screened behind a hedge and set 300mm below the height of the footpath running alongside the secondary street. This form of parking needs to be agreed by LPA. This has been subject to positive discussions during all our workshops with the LPA. The scheme improves Visual Permeability – Massing, Number and nature of inhabited ground floor units with gardens onto Country Park, Urban hierarchy between fronts and backs and Emphasizing the importance of the Country Park landscape. All as described and developed in Section 6.2 Car Parking of this Design and Access Statement including Compliance Statement.
	Condition 10: Design Code	☒	The Compliance Schedule is provided in this Chapter 9 of this Design and Access Statement including Compliance Statement.

# Compliance Schedule

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04 Site wide coding			
	Conditions 11: Strategy for youth facilities and children's play provision	☒	A single Local Area of Play (LAP) is proposed at pedestrian/cycle 2, named Brooke Walk. That together with the LAPs previously proposed in phases 7 and 8, sets adequate play provision for the development. All as described and developed in Section 8.5 Play Areas Strategy of this Design and Access Statement including Compliance Statement.
	Condition 12: Phasing strategy	☒	Phasing strategy does not form part of the Riverside application.
Page 5	Condition 13 - Affordable Housing	☒	Plans showing distribution of market and affordable dwellings are included in this Design and Access Statement including Compliance Statement Section 4.11 Land-Use, Density, Mix and Tenure. Affordable units occupy 4 buildings where 1 building includes 10 units (The Prow) and 3 buildings include 13 units each (Villa Type AA). This complies with Condition 13 as no more than 20 affordable apartments are clustered together (the scheme proposes 13 units) with only 10 accessed from a common stairwell as 3 apartments are located at ground floor level (less than 12 as per Condition 13).
	Condition 14: Code for Sustainable Homes	☒	The supporting Sustainability Statement demonstrates how these matters have been addressed. In accordance with the Design Code all the affordable housing has been designed to Code for Sustainable Homes Level 4. The private housing has also been designed to Level 4. Please refer to DAEDALUS Compliance Statement.
	Condition 15: Lifetime Homes	☒	Plans showing distribution of Lifetime Homes are included in this Design and Access Statement including Compliance Statement Section 4.11 Land-Use, Density, Mix and Tenure on page 50, 51, 52 and 53. We have allocated 11 LTH's for Market Units and 8 LTH's for Affordable Units (60/40%) totalling 19 LTH. This amounts to 15% of the total number (122) of residential units. The LTH's are located in conjunction with their parking so they do not exceed 50m in all cases.
	Condition 16: Site wide surface water strategy	☒	The Drainage Strategy statement has been prepared in compliance with the WSP site wide surface water drainage strategy dated June 2010 which provides the evidence base necessary to discharge Outline Planning Condition 16. Please refer to paragraph 1.1.2 of RQ Drainage Strategy Statement which refers to the documents that the statement compliance with.
	Condition 17: Surface Water Strategy	☒	The Drainage Strategy statement has been prepared in compliance with the WSP site wide surface water drainage strategy dated June 2010 which provides the evidence base necessary to discharge Outline Planning Condition 16. Please refer to paragraph 1.1.2 of RQ Drainage Strategy Statement which refers to the documents that the statement compliance with.
	Conditions 18: Foul water drainage	☒	The foul water hydraulic calculations have been prepared in accordance with the requirements of Sewers for Adoption to provide self-cleansing and achieve minimum gradients.
	Condition 21: Renewable energy strategy	☒	Renewable Energy Strategy: Details of the use of renewable energy on the development are provided within the compliance statement covering sustainable design and construction completed by Daedalus Environmental Limited. In line with previous phases of Trumpington Meadows, each block will have photovoltaic panels installed configured on a communal basis. The indicative sizes of the systems have been described, and the calculations provided demonstrate that 10% of the Riverside's carbon emissions will be offset through the use of renewable energy systems.
	Condition 24: Landscaping within the built up area	☒	Landscape proposals are compliant with principles establish by the Design Code. Greener pedestrian/cycle links (rather than community streets) are proposed to encourage continuity with development and the Country Park. All as described and developed in Chapter 8 Landscape of this Design and Access Statement including Compliance Statement.
	Condition 27: Ecological management plan	☒	Condition 27 has already been discharged on 24 <sup>th</sup> May 2010 ref: S/0054/08/O, 08/0048/OUT.
	Condition 28: Contamination land assessment and remedial strategy	☒	A copy of a letter from Sharon Brown and John Pym dated 24 October 2011 is included referring to the discharge of parts a, b, c and d of Condition 28 across the Trumpington Meadows development. As such, these parts of the condition are satisfied for Riverside. The letter states that each future Reserved Matters approval will be subject to an appropriate soil management plan condition, and parts e and f of the outline condition relate to post start on site stages.
Condition 29: Waste audit	☒	The detailed design of the highways developed in accordance with the Trumpington Design Code and the Manual for Streets. A full swept path analysis of a refuse vehicle for collection routes prepared as part of the detailed design. Tracking of collection routes demonstrated that the width of road is sufficient for safe and efficient collection.	
Condition 30: Construction management plan	☒	Construction management plan (CMP) is submitted with this application.	

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<b>04 Site wide coding</b>			
	Condition 33: House waste and recycling	☑	Please refer to Chapter 6.3 of this Design and Access Statement including Compliance Statement. Also, more information is provided in sheets A-630, A-631, A-632, A-633 and A-634.
	Condition 35: Levels	☑	Proposed levels of buildings and building plot compared to existing levels of the site is provided in section 4.5 Building Heights of this Design and Access Statement including Compliance Statement. Also, more information is provided in sheets A-106, A-301, A-302, A-303, A-304 and A-305.
	Condition 36 & 37: Car parking	☑	The scheme provides surface parking at Front, screened behind a hedge and set 300mm below the height of the footpath running alongside the secondary street. Car parking is provided at a ratio of 1 space per unit for 2 bedroom units, 1.5 space for 3 bedroom units, totalling 130 car spaces for residents. 5% of parking spaces need to be provided for wheelchair users out of 130 leading to 7 parking spaces for wheelchair users. The scheme provides 9 parking spaces for wheelchair users distribute evenly between each cluster of two villas A and one villa B (2 car parking spaces) and one parking space for wheelchair users at the Prow.
	Condition 38: Cycle ways and footpaths	☑	Proposed pedestrian/cycle links are compliant with required connections establish in Design Code, pages 60-61. Please refer to landscape drawing 536.RQ.D.09.
	Conditions: 39, 40, 51 and 52: Noise	☑	The proposal for the Riverside sits adjacent to Country Park and the housing typologies, orientation and boundary edge treatment all relate to the Park. Noise attenuation from bin storage near housing units has been described in Chapter 6.3 of the Compliance Statement.
	Condition 45: Fire hydrants	☑	Fire Hydrants do not form part of the Riverside application. It will be dealt with as a further separate submission and as per the Local Authority for fire hydrant requirements.
pp 55	Blok structure	☑	The proposed block structure is within the dimension set by the Design Code 45 - 70m wide and long. Refer to Chapter 7 in the Compliance Statement for more detailed information.
pp 57	Movement and streets	☑	The street hierarchy of the Master Plan is respected and reinforced by the massing, frontage and landscape design of the proposal. The Riverside application is served by secondary street. Refer to Chapter 6 in the Compliance Statement for more detailed information.
pp 64	Cycle parking	☑	The proposal complies with the numbers set in Table 4iv, page 64. Secure cycle storage is provided in accordance with <a href="http://www.camcycle.org.uk/resources/cycleparking/standards/city2006.pdf">www.camcycle.org.uk/resources/cycleparking/standards/city2006.pdf</a> . The majority of storage takes the form of 'Sheffield' stands at 1000mm centres, within gated cycle stores, with access as described in Chapter 6. Cycle stores are within 20m max of entrances, unless stated otherwise. Visitor cycle spaces have been included as indicated in plans. Refer to Chapter 6.1 in the Compliance Statement for more detailed information.
pp 67	Car parking	☑	The proposal accommodates cars within the development, providing on-plot parking for apartments. A number of measures are employed to prevent the vehicles from being visually intrusive. Car parking is provided at a ratio of 1 space per unit for 2 bedroom units, 1.5 space for 3 bedroom units, and 1 visitor space for each 4 units. Refer to Chapter 4.7 and 6.2 in the Compliance Statement for more detailed information. The scheme provides surface parking at Front, screened behind hedge and set 300mm below street path walk; encroaching into zone set by Condition 5. A relaxation of the Code would be required in relation to underground / undercroft parking in order to improve visual permeability, number and nature of inhabited ground floor units with gardens onto Country Park, urban hierarchy between fronts and backs and emphasizing the importance of the Country Park landscape. Parking is located into zone that needs to be agreed with LPA as per Condition 5.

# Compliance Schedule

Page	Subject		Action
pp 72	Urban form – parameter master plan	☒	The site is located within Riverside quarter and Gateway quarter. The parameter master plan indicates that built form at Riverside should interact with landscape structure. The proposal was developed taking into consideration this requirement. Refer to the Compliance Statement for more detailed information.
pp 74	Key spaces and frontages	☒	The design Code defines series of key public spaces that are important in providing a strong sense of place and legible layout. The design of these spaces should promote distinctiveness in character and should include input from an artist. The Riverside proposal considered the 3 key spaces of Church Green, Local centre and Railway Green. Refer to the Compliance Statement for more detailed information.
Page 7 pp 80 pp 86	Landscape, public realm, open space and biodiversity	☒	The design of the public realm and residents communal areas is compliant with the details expressed by the design code; through choice of adequate plant species, hard landscape materials and design in principle. For further details refer to landscape chapter, section 8.1 to 8.4.
	Youth and children's play strategy	☒	The LAP proposed would provide small play structures built into the landscape allowing for informal play. For further details refer to landscape chapter, section 8.5.
pp 91	Public art strategy	☒	The Riverside Quarter art is outlined in the Public Art chapter, which states that we will be appointing an artist to develop a concept for the site, we need to go through an appointment process, concept development and detailed design process. This is a process that the city is familiar with.
pp 92	Drainage	☒	The development will be serviced by strategic surface water sewers, designed to accommodate the 1 in 30 year event, plus 30% climate change, without flooding. Anglian Water has confirmed in principle that they will adopt the sewers. The proposed plot levels are currently unknown, which prohibits the design of on plot flow controls at this stage. However the drainage strategy identifies the permitted maximum discharge from each plot and provides details on the volume of source control storage required on each plot to accommodate the 1 in 100 year return period event, including an allowance of 30% to cater for climate change. The Environment Agency will seek to apply the permitted discharges to future reserved matters planning applications.
pp 94	Waste and recycling	☒	Public highways are designed to standards that allow and withstand regular access by refuse vehicles. Refuse vehicles do not need to reverse or make difficult manoeuvres before or after reaching bin collection points. Waste collection services are accounted for and designed into the layout. Generally, all the apartments have communal waste storage points within thirty metres, and collection crews transfer the waste under ten metres. Internal highways are designed to standards that allow and withstand regular access by refuse vehicles. Refuse vehicles do not need to reverse or make difficult manoeuvres before or after reaching bin collection points. Refer to Chapter 6.3 and to WSP Compliance Statement.
pp 98	Utility services	☒	Where above ground utilities are required, their appearance and location is designed to limit their impact on the street scene. Electricity and water are enclosed within dedicated cupboards inside lobbies and gas pipes are integrated with the building's external walls. Refer to WSP Compliance Statement.
pp 100	Sustainable development	☒	The supporting Sustainability Statement demonstrates how these matters have been addressed. In accordance with the Design Code all the affordable housing has been designed to Code for Sustainable Homes Level 4. The private housing has also been designed to Level 4. Refer to Daedalus Sustainable Design and Construction Statement.
05 Character areas			
5.2: Essential characteristics: Urban, Riverside and Gateway quarters			
pp 104	Character areas	☒	The Design Code establishes the need for each quarter to have a change in ambience, appearance, house typology and urban form. At the same time the quarters must combine to create a unified whole; this juxtaposition is fundamental to the overall unity of the development. Getting this balance right is crucial to place making. The proposal for Riverside considers this requirement and provide visual connection for the Urban quarter to Country Park. Refer to the Compliance Statement for more detailed information.
pp 110	Essential characteristics: Urban, Riverside and Gateway quarters	☒	The Design Code establishes the essential characteristics for Riverside quarter to be unique, articulated edge, greenways and meadow. The proposal provides unique apartments overlooking the western edge with open courtyards and greenways allowing the meadow to flow into the development. Each block sits in a generous landscape setting. Pedestrian and cycle routes are aligned with attractive green corridors penetrating the development edge; all as described in the Compliance Statement. As for the Gateway quarter, the essential characteristics are to contemporary, linear, strong edge and avenue. This applies to the Prow only situated at the southern edge of the development - Layout based on grid, strong building lines and linear forms, massing and heights increase at corners or to terminate vistas, higher densities and building heights, stronger colours and contemporary materials appropriate, vertical emphasis and axial views to countryside.

# Compliance Schedule

Page	Subject		Action
5.4: Urbane, Riverside and Gateway quarters			
pp 152	Densities	☑	The approved Design Code sets a minimum density of 65 dph and a maximum of 70 dph (the highest density allowed by the Code) at the Riverside. The proposal is for 122 apartments (density 65.5 dph), with a mix of 2-bed and 3-bed units and a 40/60 split between affordable and market tenure, provided on a tenure blind basis. Between the larger 'A-Villas' (containing 13 units a-piece) are a pair of 2-storey family houses known as the 'B-Villas'. All units have views of the Country Park and generous private and communal outdoor spaces.
pp 153	Building heights	☑	To achieve the reduced massing of the proposed scheme, we have used the principle of 'give and take' to add one floor of accommodation within the 2-storey zone (on the larger blocks), in exchange for removing 2 floors within the 4-storey zone (on the smaller blocks), as well as creating the extra eight full height gaps between. However, the proposed building heights sit within the 14.5m maximum height set back from the Country Park but exceed the 10m maximum height adjacent. After consultation with the LPA, an application has been submitted to modify the parameter plan in order to allow for 11.7m total building height in the 2-storey zone that will become 3-storey zone with a maximum building height of 12m.
pp 154	Building plots and typologies	☑	The general layout and form complies with table 5xvii - page 154, In addition, gaps are created between the massing to allow the meadows to flow through the development and benefit also the Urban quarter.
pp 156	Architectural design	☑	A good level of dialogue with the Local Authority has fed into the design to date, with an agreement that the breaking down of the blocks, with gaps between, is positive. The LPA has suggested a reduction in massing and an increase in the width of gaps, and this has been done, to the benefit of the scheme. The LPA has also made comments on the street / landscape treatments for Fronts and Backs, which have lead to strong solutions, characterizing and contrasting the two conditions
pp 158	Design principles and detailing to reflect local context	☑	Careful detailing of architecture is considered in the proposal by using striped bricks, recessed brick features and balconies towers. Large glazed multi-height lobbies are created for each block, with white concrete staircases, creating a strong and welcoming presence to the street.
pp 160	Detailing, materials and colours	☑	The buildings are of brick, graded from yellow to pink. The brick selection changes from block to block – A+B, B+C, C+D and D+E – to achieve graded colour and richness of surface in a way which is subtle, diverse and distinctive. The Prow building is of a white brick, forming a visual marker at the South end. Refer to Chapter 4 in the Compliance Statement for more detailed information.
pp 162	Parking	☑	The scheme provides surface parking at Front, screened behind a hedge and set 300mm below the height of the footpath running alongside the secondary street. This form of parking needs to be agreed by LPA. This has been subject to positive discussions during all our workshops with the LPA. The scheme improves Visual Permeability - Massing, Number and nature of inhabited ground floor units with gardens onto Country Park, Urban hierarchy between fronts and backs, Emphasising the importance of the Country Park landscape.
pp 164	Streets	☑	The Riverside development is accessed by Secondary street of 11.9m. It is connected to this street by 3 car accesses to the west side of Piper Green and 2 car accesses to the north side of Piper Green. This is to serve the resident parking and waste collection.
pp 172	Public realm and landscape	☑	Landscape proposals are compliant with principles establish by the Design Code. Greener pedestrian/cycle links (rather than community streets) are proposed to encourage continuity with development and the Country Park
pp 176	Street materials and furniture	☑	The range of materials and street furniture permitted is taken into account within the design. Refer to BHSLA landscape chapter.
pp 178	Boundary treatment	☑	The importance of high quality boundary treatments is recognized within the scheme. A long evergreen tall hedge running along eastern site boundary is proposed to better address building design and integration.
pp 180	Planting	☑	Planting design is compliant with design code by the use of formal hedging and native or native-like species. All proposed trees respect respect the minimum distance away from buildings.
pp 182	Development edge	☑	Development edge treatment compliant with section A from design code. Proposed section includes a small meadow planted bank for a better integration of adjacent Country park meadow.